

**Chapter 17.10****R1-5 ZONE****Sections:**

- 17.10.010 Purpose.**
- 17.10.020 Permitted uses.**
- 17.10.030 Conditional uses.**
- 17.10.040 Height regulations.**
- 17.10.050 Lot area.**
- 17.10.060 Lot coverage.**
- 17.10.070 Lot width.**
- 17.10.080 Setbacks.**
- 17.10.090 Dwelling unit minimum area.**
- 17.10.100 Off-street parking.**

**17.10.010 Purpose.**

The R1-5 single-family residential old city zone is intended solely to facilitate development of land which has been subdivided into lots of less than six thousand square feet prior to the adoption of this title. The zone will not be applied to other land within the city. (Ord. 336 § 6.02.000, 1977).

**17.10.020 Permitted uses.**

Permitted uses in the R1-5 zone:

- A. Single-family dwelling;
- B. Accessory uses as regulated by Section 17.08.100;
- C. Accessory buildings as regulated by Section 17.08.090;
- D. Section 5116 homes as regulated by Chapter 17.80;
- E. Schools, public elementary and secondary; and
- F. Secondary residential units. (Ord. 881 § 5, 2004; Ord. 813 § 2, 1999; Ord. 336 § 6.02.010, 1977).

**17.10.030 Conditional uses.**

The following uses are permitted in the R1-5 zone subject to issuance of a conditional use permit:

- A. Public utility buildings and uses, but excluding equipment yards, warehouses, or repair shops;
- B. Churches, parks, playgrounds;

- C. Mobile home parks;
- D. Community care facility, day care center or residential facility; and
- E. Schools, private elementary and secondary. (Ord. 881 § 6, 2004; Ord. 813 § 3, 1999; Ord. 569 § 1, 1987; Ord. 517 § 1, 1984; Ord. 514 § 3, 1984; Ord. 336 § 6.02.020, 1977).

**17.10.040 Height regulations.**

Height regulations in the R1-5 zone:

- A. The maximum height for principal buildings and structures shall be thirty feet.
- B. The maximum number of stories shall be two.
- C. The maximum height for accessory buildings and structures shall be fourteen feet. (Ord. 336 § 6.02.030, 1977).

**17.10.050 Lot area.**

The minimum area for each lot in the R1-5 zone shall be five thousand square feet. (Ord. 336 § 6.02.040, 1977).

**17.10.060 Lot coverage.**

The maximum lot coverage by all structures and buildings in the R1-5 zone shall not exceed thirty-five percent of the lot area. (Ord. 336 § 6.02.060, 1977).

**17.10.070 Lot width.**

The minimum lot width in the R1-5 zone shall be fifty feet. (Ord. 336 § 6.02.070, 1977).

**17.10.080 Setbacks.**

No building or structure shall hereafter be erected or enlarged in the R1-5 zone unless the following setbacks are provided and maintained:

- A. Front. There shall be a front setback of not less than twenty feet.
- B. Rear. There shall be a rear setback of not less than twenty feet.
- C. Interior Side. There shall be an interior side setback of not less than five feet.
- D. Street Side. On corner lots, there shall be a street side setback of not less than ten feet.

E. Specified Streets. Front, side, street side, or rear setbacks required for lots abutting a highway or street for which rights-of-way are established by the circulation element of the general plan shall be measured from the adopted plan line or the property line, whichever provides the greater setback. (Ord. 336 § 6.02.080, 1977).

#### **17.10.090 Dwelling unit minimum area.**

The minimum square footage per dwelling shall be regulated by Section 17.08.020. (Ord. 336 § 6.02.090, 1977).

#### **17.10.100 Off-street parking.**

Off-street parking in the R1-5 district shall be as follows:

A. A single-family dwelling shall provide a garage at least twelve feet in width by twenty feet in depth.

B. A driveway pad the width of the garage and at least twenty feet in length immediately contiguous to the garage opening shall also be provided.

C. For a residence constructed prior to the adoption of this title, a carport is permitted if an existing garage is converted to living accommodations. (Ord. 556 § 1, 1986; Ord. 336 § 6.02.100, 1977).

- A. Single-family dwelling;
- B. Accessory uses as regulated by Section 17.08.100;
- C. Accessory buildings as regulated by Section 17.08.090;
- D. Section 5116 homes as regulated by Chapter 17.80;
- E. Schools, public elementary and secondary; and
- F. Secondary residential units. (Ord. 881 § 7, 2004; Ord. 813 § 4, 1999; Ord. 336 § 6.03.000, 1977).

#### **17.12.020 Conditional uses.**

The following uses are permitted in the R1-6 zone subject to issuance of a conditional use permit:

- A. Public utility buildings and uses, but excluding equipment yards, warehouses or repair shops;
- B. Churches, parks, playgrounds;
- C. Community care facility, day care center or residential facility;
- D. Mobile home parks; and
- E. Schools, private elementary and secondary. (Ord. 881 § 8, 2004; Ord. 813 § 5, 1999; Ord. 581 § 12, 1988; Ord. 517 § 2, 1984; Ord. 514 § 4, 1984; Ord. 336 § 6.03.010, 1977).

#### **17.12.030 Height regulations.**

Height regulations in the R1-6 zone:

- A. The maximum height for principal buildings and structures shall be thirty feet.
- B. The maximum number of stories shall be two.
- C. The maximum height for accessory buildings and structures shall be fourteen feet. (Ord. 336 § 6.03.020, 1977).

#### **17.12.040 Lot area.**

The minimum area for each lot in the R1-6 zone shall be as follows:

- A. Corner lots: six thousand five hundred square feet;
- B. Interior lots: six thousand square feet. (Ord. 336 § 6.03.030, 1977).

### **Chapter 17.12**

#### **R1-6 ZONE**

##### **Sections:**

- 17.12.010 Permitted uses.**
- 17.12.020 Conditional uses.**
- 17.12.030 Height regulations.**
- 17.12.040 Lot area.**
- 17.12.050 Lot coverage.**
- 17.12.060 Lot width.**
- 17.12.070 Setbacks.**
- 17.12.080 Dwelling unit minimum area.**
- 17.12.090 Off-street parking.**

#### **17.12.010 Permitted uses.**

Permitted uses in the R1-6 zone:

**17.12.050 Lot coverage.**

The maximum lot coverage by all structures and buildings in the R1-6 zone shall not exceed forty percent of the lot area. (Ord. 336 § 6.03.050, 1977).

**17.12.060 Lot width.**

The minimum lot width in the R1-6 zone shall be as follows:

- A. Corner lot: sixty-five feet;
- B. Interior lot: sixty feet. (Ord. 336 § 6.03.060, 1977).

**17.12.070 Setbacks.**

No building or structure shall hereafter be erected or enlarged in the R1-6 zone unless the following setbacks are provided and maintained:

- A. Front. There shall be a front setback of not less than twenty-five feet.
- B. Rear. There shall be a rear setback of not less than twenty feet.
- C. Interior. There shall be an interior side setback of not less than five feet.
- D. Street. On corner lots, there shall be a street side setback of not less than ten feet.
- E. Specified Streets. Front, side, street side, or rear setbacks required for lots abutting a highway or street for which rights-of-way are established by the circulation element of the general plan shall be measured from the adopted plan line or the property line, whichever provides the greater setback. (Ord. 336 § 6.03.070, 1977).

**17.12.080 Dwelling unit minimum area.**

The minimum square footage per dwelling unit in the R1-6 zone shall be regulated by Section 17.08.020. (Ord. 336 § 6.03.080, 1977).

**17.12.090 Off-street parking.**

Off-street parking shall be provided subject to the regulations in Chapter 17.66. (Ord. 336 § 6.03.090, 1977).

**Chapter 17.14****R1-7.5 ZONE****Sections:**

- 17.14.010 Permitted uses.**
- 17.14.020 Conditional uses.**
- 17.14.030 Height regulations.**
- 17.14.040 Lot area.**
- 17.14.050 Lot coverage.**
- 17.14.060 Lot width.**
- 17.14.070 Setbacks.**
- 17.14.080 Dwelling unit minimum area.**
- 17.14.090 Off-street parking.**

**17.14.010 Permitted uses.**

Permitted uses in the R1-7.5 zone:

- A. Single-family dwelling;
- B. Accessory uses as regulated by Section 17.08.100;
- C. Accessory buildings as regulated by Section 17.08.090;
- D. Section 5116 homes as regulated by Chapter 17.80;
- E. Schools, public elementary and secondary; and
- F. Secondary residential units. (Ord. 881 § 9, 2004; Ord. 813 § 6, 1999; Ord. 336 § 6.04.000, 1977).

**17.14.020 Conditional uses.**

The following uses are permitted in the R1-7.5 zone subject to issuance of a conditional use permit:

- A. Public utility buildings and uses, but excluding equipment yards, warehouses, or repair shops;
- B. Churches, parks, playgrounds;
- C. Community care facility, day care center or residential facility;
- D. Mobile home parks; and
- E. Schools, private elementary and secondary. (Ord. 881 § 10, 2004; Ord. 813 § 7, 1999; Ord. 581 § 13, 1988; Ord. 517 § 3, 1984; Ord. 514 § 5, 1984; Ord. 336 § 6.04.010, 1977).

**17.14.030 Height regulations.**

Height regulations in the R1-7.5 zone:

A. The maximum height for principal buildings and structures shall be thirty feet.

B. The maximum number of stories shall be two.

C. The maximum height for accessory buildings and structures shall be fourteen feet. (Ord. 336 § 6.04.020, 1977).

**17.14.040 Lot area.**

The minimum area for each lot in the R1-7.5 zone shall be as follows:

A. Corner lots: eight thousand square feet;

B. Interior lots: seven thousand five hundred square feet. (Ord. 336 § 6.04.030, 1977).

**17.14.050 Lot coverage.**

The maximum lot coverage by all structures and buildings in the R1-7.5 zone shall not exceed thirty-five percent of the lot area. (Ord. 336 § 6.04.050, 1977).

**17.14.060 Lot width.**

The minimum lot width in the R1-7.5 zone shall be as follows:

A. Corner lot: eighty feet;

B. Interior lot: seventy-five feet. (Ord. 336 § 6.04.060, 1977).

**17.14.070 Setbacks.**

No building or structure shall hereafter be erected or enlarged in the R1-7.5 zone unless the following setbacks are provided and maintained:

A. Front. There shall be a front setback of not less than twenty-five feet.

B. Rear. There shall be a rear setback of not less than twenty-five feet.

C. Interior. There shall be an interior side setback of not less than seven and one-half feet.

D. Street. There shall be a street side setback of not less than ten feet.

E. Specified Streets. Front, side, street side, or rear setbacks required for lots abutting a highway or street for which rights-of-way are established by the

circulation element of the general plan shall be measured from the adopted plan line or the property line, whichever provides the greater setback. (Ord. 336 § 6.04.070, 1977).

**17.14.080 Dwelling unit minimum area.**

The minimum square footage per dwelling unit in the R1-7.5 zone shall be regulated by Section 17.08.020. (Ord. 336 § 6.04.080, 1977).

**17.14.090 Off-street parking.**

Off-street parking in the R1-7.5 zone shall be provided subject to the regulations in Chapter 17.66. (Ord. 336 § 6.04.090, 1977).

**Chapter 17.16****R1-10 ZONE****Sections:**

**17.16.010 Permitted uses.**

**17.16.020 Conditional uses.**

**17.16.030 Height regulations.**

**17.16.040 Lot area.**

**17.16.050 Lot coverage.**

**17.16.060 Lot width.**

**17.16.070 Setbacks.**

**17.16.080 Dwelling unit minimum area.**

**17.16.090 Off-street parking.**

**17.16.010 Permitted uses.**

Permitted uses in the R1-10 zone:

A. Single-family dwelling;

B. Accessory uses as regulated by Section 17.08.100;

C. Accessory buildings as regulated by Section 17.08.090;

D. Section 5116 homes as regulated by Chapter 17.80;

E. Schools, public elementary and secondary; and

F. Secondary residential units. (Ord. 881 § 11, 2004; Ord. 813 § 8, 1999; Ord. 336 § 6.05.000, 1977).

**17.16.020 Conditional uses.**

The following uses are permitted in the R1-10 zone subject to issuance of a conditional use permit:

- A. Public utility buildings and uses, but excluding equipment yards, warehouses or repair shops;
  - B. Churches, parks, playgrounds;
  - C. Community care facility, day care center or residential facility;
  - D. Mobile home parks; and
  - E. Schools private elementary and secondary.
- (Ord. 881 § 12, 2004; Ord. 813 § 9, 1999; Ord. 581 § 14, 1988; Ord. 517 § 4, 1984; Ord. 514 § 6, 1984; Ord. 336 § 6.05.010, 1977).

**17.16.030 Height regulations.**

Height regulations in the R1-10 zone:

- A. The maximum height for principal buildings and structures shall be thirty feet.
- B. The maximum number of stories shall be two.
- C. The maximum height for accessory buildings and structures shall be fourteen feet. (Ord. 336 § 6.05.020, 1977).

**17.16.040 Lot area.**

The minimum area for each lot in the R1-10 zone shall be ten thousand square feet. (Ord. 336 § 6.05.030, 1977).

**17.16.050 Lot coverage.**

The maximum lot coverage by all structures and buildings in the R1-10 zone shall not exceed thirty-five percent of the lot area. (Ord. 336 § 6.05.050, 1977).

**17.16.060 Lot width.**

The minimum lot width in the R1-10 zone shall be as follows:

- A. Corner lot: eighty-five feet;
- B. Interior lot: eighty feet. (Ord. 336 § 6.05.060, 1977).

**17.16.070 Setbacks.**

No building or structure in the R1-10 zone shall hereafter be erected or enlarged unless the following setbacks are provided and maintained:

- A. Front. There shall be a front setback of not less than thirty feet.
- B. Rear. There shall be a rear setback of not less than twenty-five feet.
- C. Interior Side. There shall be an interior side setback of not less than ten feet.
- D. Street Side. There shall be a street side setback of not less than fifteen feet.
- E. Specified Streets. Front, side, street side, or rear setbacks required for lots abutting a highway or street for which rights-of-way are established by the circulation element of the general plan shall be measured from the adopted plan line or the property line whichever provides the greater setback. (Ord. 336 § 6.05.070, 1977).

**17.16.080 Dwelling unit minimum area.**

The minimum square footage per dwelling unit in the R1-10 zone shall be regulated by Section 17.08.020. (Ord. 336 § 6.05.080, 1977).

**17.16.090 Off-street parking.**

Off-street parking in the R1-10 zone shall be provided subject to the regulations in Chapter 17.66. (Ord. 336 § 6.05.090, 1977).

**Chapter 17.18****R1-12.5 ZONE****Sections:**

- 17.18.010 Permitted uses.**
- 17.18.020 Conditional uses.**
- 17.18.030 Height regulations.**
- 17.18.035 Lot area.**
- 17.18.040 Lot coverage.**
- 17.18.050 Lot width.**
- 17.18.060 Setbacks.**
- 17.18.070 Dwelling unit minimum area.**
- 17.18.080 Off-street parking.**

**17.18.010 Permitted uses.**

Permitted uses in the R1-12.5 zone:

- A. Single-family dwelling;
- B. Accessory uses as regulated by Section 17.08.100;
- C. Accessory buildings as regulated by Section 17.08.090;
- D. Section 5116 homes as regulated by Chapter 17.80;
- E. Schools, public elementary and secondary; and
- F. Secondary residential units. (Ord. 881 § 13, 2004; Ord. 813 § 10, 1999; Ord. 336 § 6.06.000, 1977).

**17.18.020 Conditional uses.**

The following uses are permitted in the R1-12.5 zone subject to issuance of a conditional use permit:

- A. Public utility buildings and uses, but excluding equipment yards, warehouses; or repair shops;
- B. Churches, parks, playgrounds;
- C. Community care facility, day care center or residential facility;
- D. Mobile home parks; and
- E. Schools, private elementary and secondary. (Ord. 881 § 14, 2004; Ord. 813 § 11, 1999; Ord. 581 § 15, 1988; Ord. 517 § 5, 1984; Ord. 514 § 7, 1984; Ord. 336 § 6.06.010, 1977).

**17.18.030 Height regulations.**

Height regulations in the R1-12.5 zone:

- A. The maximum height for principal buildings and structures shall be thirty feet.
- B. The maximum number of stories shall be two.
- C. The maximum height for accessory buildings and structures shall be fourteen feet. (Ord. 336 § 6.06.020, 1977).

**17.18.035 Lot area.**

The minimum area for each lot in the R1-12.5 zone is twelve thousand five hundred square feet. (Ord. 581 § 15.5, 1988).

**17.18.040 Lot coverage.**

The maximum lot coverage by all structures and buildings in the R1-12.5 zone shall not exceed thirty-five percent of the lot area. (Ord. 336 § 6.06.050, 1977).

**17.18.050 Lot width.**

The minimum lot width in the R1-12.5 zone shall be as follows:

- A. Corner lot: ninety-five feet;
- B. Interior lot: ninety feet. (Ord. 336 § 6.06.060, 1977).

**17.18.060 Setbacks.**

No building or structure in the R1-12.5 zone shall hereafter be erected or enlarged unless the following setbacks are provided and maintained:

- A. Front. There shall be a front setback of not less than thirty feet.
- B. Rear. There shall be a rear setback of not less than thirty feet.
- C. Interior Side. There shall be an interior side setback of not less than ten feet.
- D. Street Side. There shall be a street side setback of not less than ten feet.
- E. Specified Streets. Front, side, street side, or rear setbacks required for lots abutting a highway or street for which rights-of-way are established by the circulation element of the general plan shall be measured from the adopted plan line or the property line, whichever provides the greater setback. (Ord. 336 § 6.06.070, 1977).

**17.18.070 Dwelling unit minimum area.**

The minimum square footage per dwelling unit in the R1-12.5 zone shall be regulated by Section 17.08.020. (Ord. 336 § 6.06.080, 1977).

**17.18.080 Off-street parking.**

Off-street parking in the R1-12.5 zone shall be provided subject to the regulations in Chapter 17.66. (Ord. 336 § 6.06.090, 1977).

## Chapter 17.20

### R1-15 ZONE

#### Sections:

- 17.20.010 Permitted uses.**
- 17.20.020 Conditional uses.**
- 17.20.030 Height regulations.**
- 17.20.040 Lot area.**
- 17.20.050 Lot coverage.**
- 17.20.060 Lot width.**
- 17.20.070 Setbacks.**
- 17.20.080 Dwelling unit minimum area.**
- 17.20.090 Off-street parking.**

#### **17.20.010 Permitted uses.**

Permitted uses in the R1-15 zone:

- A. Single-family dwelling;
- B. Accessory uses as regulated by Section 17.08.100;
- C. Accessory buildings as regulated by Section 17.08.090;
- D. Section 5116 homes as regulated by Chapter 17.80;
- E. Schools, public elementary and secondary; and
- F. Secondary residential units. (Ord. 881 § 15, 2004; Ord. 813 § 12, 1999; Ord. 336 § 6.07.000, 1977).

#### **17.20.020 Conditional uses.**

The following uses are permitted in the R1-15 zone subject to issuance of a conditional use permit:

- A. Public utility buildings and uses, but excluding equipment yards, warehouses, or repair shops;
- B. Churches, parks, playgrounds;
- C. Community care facility, day care center or residential facility;
- D. Mobile home parks; and
- E. Schools, private elementary and secondary. (Ord. 881 § 16, 2004; Ord. 813 § 13, 1999; Ord. 581 § 15, 1988; Ord. 517 § 6, 1984; Ord. 514 § 8, 1984; Ord. 336 § 6.07.010, 1977).

#### **17.20.030 Height regulations.**

Height regulations in the R1-15 zone:

- A. The maximum height for principal buildings and structures shall be thirty feet.
- B. The maximum number of stories shall be two.
- C. The maximum height for accessory buildings and structures shall be fourteen feet. (Ord. 336 § 6.07.020, 1977).

#### **17.20.040 Lot area.**

The minimum area for each lot in the R1-15 zone shall be fifteen thousand square feet. (Ord. 336 § 6.07.030, 1977).

#### **17.20.050 Lot coverage.**

The maximum lot coverage in the R1-15 zone by all structures and buildings shall not exceed thirty-five percent of the lot area. (Ord. 336 § 6.07.050, 1977).

#### **17.20.060 Lot width.**

The minimum lot width in the R1-15 zone shall be as follows:

- A. Corner lot: one hundred feet;
- B. Interior lot: ninety-five feet. (Ord. 336 § 6.07.060, 1977).

#### **17.20.070 Setbacks.**

No building or structure shall hereafter be erected or enlarged unless the following setbacks are provided and maintained:

- A. Front. There shall be a front setback of not less than thirty feet.
- B. Rear. There shall be a rear setback of not less than thirty feet.
- C. Interior Side. There shall be an interior side setback of not less than ten feet.
- D. Street Side. There shall be a street side setback of not less than fifteen feet.
- E. Specified Streets. Front, side, street side, or rear setbacks required for lots abutting a highway or street for which rights-of-way are established by the circulation element of the general plan shall be measured from the adopted plan line or the property

line whichever provides the greater setback. (Ord. 336 § 6.07.070, 1977).

#### **17.20.080 Dwelling unit minimum area.**

The minimum square footage per dwelling unit zone shall be regulated by Section 17.08.020. (Ord. 336 § 6.07.080, 1977).

#### **17.20.090 Off-street parking.**

Off-street parking zone shall be provided subject to the regulations in Chapter 17.66. (Ord. 336 § 6.07.090, 1977).

### **Chapter 17.22**

#### **RE-20 ZONE**

##### **Sections:**

- 17.22.010 Permitted uses.**
- 17.22.020 Conditional uses.**
- 17.22.030 Height regulations.**
- 17.22.040 Lot area.**
- 17.22.050 Lot coverage.**
- 17.22.060 Lot width.**
- 17.22.070 Setbacks.**
- 17.22.080 Dwelling unit minimum area.**
- 17.22.090 Off-street parking.**

#### **17.22.010 Permitted uses.**

Permitted uses in the RE-20 zone:

- A. Single-family dwelling;
- B. Accessory uses as regulated by Section 17.08.100;
- C. Accessory buildings as regulated by Section 17.08.090;
- D. Schools, public elementary and secondary; and
- E. Secondary residential units. (Ord. 881 § 17, 2004; Ord. 813 § 14, 1999; Ord. 336 § 6.08.000, 1977).

#### **17.22.020 Conditional uses.**

The following uses are permitted in the RE-20 zone subject to issuance of a conditional use permit:

- A. Public utility buildings and uses, but excluding equipment yards, warehouses or repair shops;
- B. Churches, parks, playgrounds;
- C. Section 5116 homes as regulated by Chapter 17.80;
- D. Mobile home parks; and
- E. Schools, private elementary and secondary. (Ord. 881 § 18, 2004; Ord. 821 § 1, 2000; Ord. 813 § 15, 1999; Ord. 581 § 17, 1988; Ord. 517 § 7, 1984; Ord. 514 § 9, 1984; Ord. 336 § 6.08.010, 1977).

#### **17.22.030 Height regulations.**

Height regulations in the RE-20 zone:

- A. The maximum height for principal buildings and structures shall be thirty feet.
- B. The maximum number of stories shall be two.
- C. The maximum height for accessory buildings and structures shall be fourteen feet. (Ord. 336 § 6.08.020, 1977).

#### **17.22.040 Lot area.**

The minimum area for each lot in the RE-20 zone shall be twenty thousand square feet. (Ord. 336 § 6.08.030, 1977).

#### **17.22.050 Lot coverage.**

The maximum lot coverage by all structures and buildings in the RE-20 zone shall not exceed twenty-five percent of the lot area; provided, however, that up to an additional five percent coverage may be allowed pursuant to a use permit. (Ord. 336 § 6.08.050, 1977).

#### **17.22.060 Lot width.**

The minimum lot width in the RE-20 zone shall be as follows:

- A. Corner lot: one hundred ten feet;
- B. Interior lot: one hundred feet. (Ord. 336 § 6.08.060, 1977).

#### **17.22.070 Setbacks.**

No building or structure shall hereafter be erected or enlarged in the RE-20 zone unless the following setbacks are provided and maintained:



A. Front. There shall be a front setback of not less than thirty-five feet.

B. Rear. There shall be a rear setback of not less than thirty feet.

C. Interior Side. There shall be an interior side setback of not less than ten feet.

D. Street Side. There shall be a street side setback of not less than twenty feet.

E. Specified Streets. Front, side, street side, or rear setbacks required for lots abutting a highway or street for which rights-of-way are established by the circulation element of the general plan shall be measured from the adopted plan line or the property line whichever provides the greater setback. (Ord. 336 § 6.08.070, 1977).

#### **17.22.080 Dwelling unit minimum area.**

The minimum square footage per dwelling unit in the RE-20 zone shall be regulated by Section 17.08.020. (Ord. 336 § 6.08.080, 1977).

#### **17.22.090 Off-street parking.**

Off-street parking in the RE-20 zone shall be provided subject to the regulations in Chapter 17.66. (Ord. 336 § 6.08.090, 1977).

### **Chapter 17.24**

#### **RE-30 ZONE**

##### **Sections:**

- 17.24.010 Permitted uses.**
- 17.24.020 Conditional uses.**
- 17.24.030 Height regulations.**
- 17.24.040 Lot area.**
- 17.24.050 Lot coverage.**
- 17.24.060 Lot width.**
- 17.24.070 Setbacks.**
- 17.24.080 Dwelling unit minimum area.**
- 17.24.090 Off-street parking.**

#### **17.24.010 Permitted uses.**

Permitted uses in the RE-30 zone:

- A. Single-family dwelling;

B. Accessory uses as regulated by Section 17.08.100;

C. Accessory buildings as regulated by Section 17.08.090;

D. Schools, public elementary and secondary; and

E. Secondary residential units. (Ord. 881 § 19, 2004; Ord. 813 § 16, 1999; Ord. 370 (part); Ord. 336 § 6.09.000, 1977).

#### **17.24.020 Conditional uses.**

The following uses are permitted in the RE-30 zone subject to issuance of a conditional use permit:

A. Public utility buildings and uses, but excluding equipment yards, warehouses or repair shops;

B. Churches, parks, playgrounds;

C. Section 5116 homes as regulated by Chapter 17.80;

D. Mobile home parks; and

E. Schools, private elementary and secondary. (Ord. 881 § 20, 2004; Ord. 813 § 17, 1999; Ord. 581 § 18, 1988; Ord. 517 § 8, 1984; Ord. 514 § 10, 1984; Ord. 370 (part); Ord. 336 § 6.09.010, 1977).

#### **17.24.030 Height regulations.**

Height regulations in the RE-30 zone:

A. The maximum height for principal buildings and structures shall be thirty feet.

B. The maximum number of stories shall be two.

C. The maximum height for accessory buildings and structures shall be fourteen feet, except barns which shall be a maximum of nineteen feet. (Ord. 336 § 6.09.020, 1977).

#### **17.24.040 Lot area.**

The minimum area for each lot in the RE-30 zone shall be thirty thousand square feet. (Ord. 336 § 6.09.030, 1977).

#### **17.24.050 Lot coverage.**

The maximum lot coverage by all structures and buildings in the RE-30 zone shall not exceed twenty percent of the lot area; provided, however, that up to an additional five percent coverage may be allowed

pursuant to a use permit. (Ord. 336 § 6.09.050, 1977).

#### **17.24.060 Lot width.**

The minimum lot width in the RE-30 zone shall be as follows:

- A. Corner lot: one hundred thirty feet;
- B. Interior lot: one hundred twenty-five feet. (Ord. 336 § 6.09.060, 1977).

#### **17.24.070 Setbacks.**

No building or structure shall hereafter be erected or enlarged in the RE-30 zone unless the following setbacks are provided and maintained:

- A. Front. There shall be a front setback of not less than thirty-five feet.
- B. Rear. There shall be a rear setback of not less than thirty feet.
- C. Interior Side. There shall be an interior side setback of not less than ten feet.
- D. Street Side. There shall be a street side setback of not less than twenty feet.
- E. Specified Streets. Front, side, street side, or rear setbacks required for lots abutting a highway or street for which rights-of-way are established by the circulation element of the general plan shall be measured from the adopted plan line or the property line, whichever provides the greater setback. (Ord. 336 § 6.09.070, 1977).

#### **17.24.080 Dwelling unit minimum area.**

The minimum square footage per dwelling unit in the RE-30 zone shall be regulated by Section 17.08.020. (Ord. 336 § 6.09.080, 1977).

#### **17.24.090 Off-street parking.**

Off-street parking in the RE-30 zone shall be provided subject to the regulations in Chapter 17.66. (Ord. 336 § 6.09.090, 1977).

## **Chapter 17.25**

### **RE-30 NH ZONE**

#### **Sections:**

- 17.25.010 Permitted uses.**
- 17.25.020 Conditional uses.**
- 17.25.025 Prohibited uses.**
- 17.25.030 Height regulations.**
- 17.25.040 Lot area.**
- 17.25.050 Lot coverage.**
- 17.25.060 Lot width.**
- 17.25.070 Setbacks.**
- 17.25.080 Dwelling unit minimum area.**
- 17.25.090 Off-street parking.**

#### **17.25.010 Permitted uses.**

Permitted uses in the RE-30NH zone:

- A. Single-family dwelling;
- B. Accessory uses as regulated by Section 17.08.100;
- C. Accessory buildings as regulated by Section 17.08.090;
- D. Schools, public elementary and secondary; and
- E. Secondary residential units. (Ord. 881 § 21, 2004; Ord. 813 § 18, 1999; Ord. 631 § 1 (part), 1990).

#### **17.25.020 Conditional uses.**

The following uses are permitted in the RE-30NH zone subject to issuance of a conditional use permit:

- A. Public utility buildings and uses, but excluding equipment yards, warehouses or repair shops;
- B. Churches, parks, playgrounds;
- C. Section 5116 homes as regulated by Chapter 17.80;
- D. Mobile home parks; and
- E. Schools, private elementary and secondary. (Ord. 881 § 22, 2004; Ord. 813 § 19, 1999; Ord. 631 § 1 (part), 1990).

#### **17.25.025 Prohibited uses.**

Horses or other large quadrupeds are prohibited in the RE-30 NH zone. (Ord. 631 § 1 (part), 1990).

**17.25.030 Height regulations.**

Height regulations in the RE-30 NH zone are:

A. The maximum height for principal buildings and structures shall be thirty feet.

B. The maximum number of stories shall be two.

C. The maximum height for accessory buildings and structures shall be fourteen feet, except barns which shall be a maximum of nineteen feet. (Ord. 631 § 1 (part), 1990).

**17.25.040 Lot area.**

The minimum area for each lot in the RE-30 NH zone shall be thirty thousand square feet. (Ord. 631 § 1 (part), 1990).

**17.25.050 Lot coverage.**

The maximum lot coverage by all structures and buildings in the RE-30 NH zone shall not exceed twenty percent of the lot area; provided, however, that up to an additional five percent coverage may be allowed pursuant to a use permit. (Ord. 631 § 1 (part), 1990).

**17.25.060 Lot width.**

The minimum lot width in the RE-30 NH zone shall be as follows:

A. Corner lot: one hundred thirty feet;

B. Interior lot: one hundred twenty-five feet. (Ord. 631 § 1 (part), 1990).

**17.25.070 Setbacks.**

No building or structure shall hereafter be erected or enlarged in the RE-30 NH zone unless the following setbacks are provided and maintained:

A. Front. There shall be a front setback of not less than thirty-five feet.

B. Rear. There shall be a rear setback of not less than thirty feet.

C. Interior Side. There shall be an interior side setback of not less than ten feet.

D. Street Side. There shall be a street side setback of not less than twenty feet.

E. Specified Streets. Front, side, street side, or rear setbacks required for lots abutting a highway or

street for which rights-of-way are established by the circulation element of the general plan shall be measured from the adopted plan line or the property line, whichever provides the greater setback. (Ord. 631 § 1 (part), 1990).

**17.25.080 Dwelling unit minimum area.**

The minimum square footage per dwelling unit in the RE-30 NH zone shall be regulated by Section 17.08.020. (Ord. 631 § 1 (part), 1990).

**17.25.090 Off-street parking.**

Off-street parking in the RE-30 NH zone shall be provided subject to the regulations in Chapter 17.66. (Ord. 631 § 1 (part), 1990).

**Chapter 17.26****RE-1 ACRE ZONE****Sections:**

**17.26.010 Permitted uses.**

**17.26.020 Conditional uses.**

**17.26.030 Height regulations.**

**17.26.040 Lot area.**

**17.26.050 Lot coverage.**

**17.26.060 Lot width.**

**17.26.070 Setbacks.**

**17.26.080 Dwelling unit minimum area.**

**17.26.090 Off-street parking.**

**17.26.010 Permitted uses.**

Permitted uses in the RE-1 acre zone:

A. Single-family dwelling;

B. Accessory uses as regulated by Section 17.08.100;

C. Accessory buildings as regulated by Section 17.08.090;

D. Schools, public elementary and secondary; and

E. Secondary residential units. (Ord. 881 § 23, 2004; Ord. 813 § 20, 1999; Ord. 370 (part); Ord. 336 § 6.10.000, 1977).

**17.26.020 Conditional uses.**

The following uses are permitted in the RE-1 acre zone subject to issuance of a conditional use permit:

- A. Public utility buildings and uses, but excluding equipment yards, warehouses or repair shops;
- B. Churches, parks, playgrounds;
- C. Section 5116 homes as regulated by Chapter 17.80;
- D. Mobile home parks; and
- E. Schools, private elementary and secondary. (Ord. 881 § 24, 2004; Ord. 813 § 21, 1999; Ord. 581 § 19, 1988; Ord. 517 § 9, 1984; Ord. 514 § 11, 1984; Ord. 370 (part); Ord. 336 § 6.10.010, 1977).

**17.26.030 Height regulations.**

Height regulations in the RE-1 acre zone:

- A. The maximum height for principal buildings and structures shall be thirty feet.
- B. The maximum number of stories shall be two.
- C. The maximum height for accessory buildings and structures shall be fourteen feet, except barns which shall be a maximum of nineteen feet. (Ord. 336 § 6.10.020, 1977).

**17.26.040 Lot area.**

The minimum area for each lot in the RE-1 acre zone shall be one net acre. (Ord. 336 § 6.10.030, 1977).

**17.26.050 Lot coverage.**

The maximum lot coverage by all structures and buildings in the RE-1 acre zone shall not exceed twenty percent of the lot area; provided, however, that up to an additional five percent coverage may be allowed pursuant to a use permit. (Ord. 336 § 6.10.050, 1977).

**17.26.060 Lot width.**

The minimum lot width in the RE-1 acre zone shall be as follows:

- A. Corner lot: one hundred fifty feet;
- B. Interior lot: one hundred fifty feet. (Ord. 336 § 6.10.060, 1977).

**17.26.070 Setbacks.**

No building or structure shall hereafter be erected or enlarged in the RE-1 acre zone unless the following setbacks are provided and maintained:

- A. Front. There shall be a front setback of not less than fifty feet.
- B. Rear. There shall be a rear setback of not less than fifty feet.
- C. Interior Side. There shall be an interior side setback of not less than twenty feet.
- D. Street Side. There shall be a street side setback of not less than thirty feet.
- E. Specified Streets. Front, side, street side, or rear setbacks required for lots abutting a highway or street for which rights-of-way are established by the circulation element of the general plan shall be measured from the adopted plan line or the property line whichever provides the greater setback. (Ord. 336 § 6.10.070, 1977).

**17.26.080 Dwelling unit minimum area.**

The minimum square footage per dwelling unit in the RE-1 acre zone shall be regulated by Section 17.08.020. (Ord. 336 § 6.10.080, 1977).

**17.26.090 Off-street parking.**

Off-street parking in the RE-1 acre zone shall be provided subject to the regulations in Chapter 17.66. (Ord. 336 § 6.10.090, 1977).

**Chapter 17.28****RE-2 ACRE ZONE****Sections:**

- 17.28.010 Permitted uses.**
- 17.28.020 Conditional uses.**
- 17.28.030 Height regulations.**
- 17.28.040 Lot area.**
- 17.28.050 Lot coverage.**
- 17.28.060 Lot width.**
- 17.28.070 Setbacks.**
- 17.28.080 Dwelling unit minimum area.**
- 17.28.090 Off-street parking.**

**17.28.010 Permitted uses.**

Permitted uses in the RE-2 acre zone:

- A. Single-family dwelling;
- B. Accessory uses as regulated by Section 17.08.100;
- C. Accessory buildings as regulated by Section 17.08.090;
- D. Schools, public elementary and secondary; and
- E. Secondary residential units. (Ord. 881 § 25, 2004; Ord. 813 § 22, 1999; Ord. 370 (part); Ord. 336 § 6.11.000, 1977).

**17.28.020 Conditional uses.**

The following uses are permitted in the RE-2 acre zone subject to issuance of a conditional use permit:

- A. Public utility buildings and uses, but excluding equipment yards, warehouses or repair shops;
- B. Churches, parks, playgrounds;
- C. Section 5116 homes as regulated by Chapter 17.80;
- D. Mobile home parks; and
- E. Schools, private elementary and secondary. (Ord. 881 § 26, 2004; Ord. 813 § 23, 1999; Ord. 581 § 20, 1988; Ord. 517 § 10, 1984; Ord. 514 § 12, 1984; Ord. 370 (part); Ord. 336 § 6.11.010, 1977).

**17.28.030 Height regulations.**

Height regulations in the RE-2 acre zone:

- A. The maximum height for principal buildings and structures shall be thirty feet.
- B. The maximum number of stories shall be two.
- C. The maximum height for accessory buildings and structures shall be fourteen feet, except barns which shall be a maximum of nineteen feet. (Ord. 336 § 6.11.020, 1977).

**17.28.040 Lot area.**

The minimum area for each lot in the RE-2 zone shall be two net acres. (Ord. 336 § 6.11.030, 1977).

**17.28.050 Lot coverage.**

The maximum lot coverage by all structures and buildings shall not exceed ten percent of the lot area;

provided, however, that up to an additional five percent coverage may be allowed pursuant to a use permit. (Ord. 336 § 6.11.050, 1977).

**17.28.060 Lot width.**

The minimum lot width in the RE-2 acre zone shall be as follows:

- A. Corner lot: two hundred feet;
- B. Interior lot: two hundred feet. (Ord. 336 § 6.11.060, 1977).

**17.28.070 Setbacks.**

No building or structure shall hereafter be erected or enlarged in the RE-2 acre zone unless the following setbacks are provided and maintained:

- A. Front. There shall be a front setback of not less than fifty feet.
- B. Rear. There shall be a rear setback of not less than fifty feet.
- C. Interior side. There shall be an interior side setback of not less than twenty feet.
- D. Street side. There shall be a street side setback of not less than thirty feet.
- E. Specified Streets. Front, side, street side, or rear setbacks required for lots abutting a highway or street for which rights-of-way are established by the circulation element of the general plan shall be measured from the adopted plan line or the property, line whichever provides the greater setback. (Ord. 336 § 6.11.070, 1977).

**17.28.080 Dwelling unit minimum area.**

The minimum square footage per dwelling unit in the RE-2 acre zone shall be regulated by Section 17.08.020. (Ord. 336 § 6.11.080, 1977).

**17.28.090 Off-street parking.**

Off-street parking in the RE-2 acre zone shall be provided subject to the regulations in Chapter 17.66. (Ord. 336 § 6.11.090, 1977).